

Sleepy Hollow Local Development Corporation

Meeting

Monday, October 5, 2015 at 7:00p.m.

28 Beekman Avenue

AGENDA

- 1 – Update on Viaduct and Bridge Project
- 2 – Environmental Review Process
- 3 – Legal Review of Dredging Letter
- 3 – Discuss General Motors Settlement Money
- 4 – Approve Retainer for Dolph Rotfeld Engineering
- 5 – Approve Retainer for Auditor
- 6 – Update on East Parcel Usage
- 7 – Approval of Minutes (August 31, 2015)
- 8 – Set October Meeting Schedule

**Minutes of the Sleepy Hollow
Local Development Corporation**

A meeting of the Sleepy Hollow Local Development Corporation was held on Monday, October 5, 2015 at 7:00 P.M. at Sleepy Hollow Village Hall, 28 Beekman Avenue, Sleepy Hollow, NY.

Present: David Schroedel (Chair)
Kenneth G. Wray
Teresa Oeste
Michael Dawley
Anthony Scarpati

Also Present: Clinton Smith, Esq.
Anthony Giaccio, CEO
Joan Bucci, Secretary

The meeting was called to order at 7:00 p.m.

ENGINEER'S PRESENTATION OF VIADUCT AND BRIDGE PROJECT – Engineer, David Weiss from WSP USA Corp. engineering firm gave an update on the possible viaduct and Continental Bridge projects. Mr. Weiss provided preliminary sketches for review by the directors. The directors had several comments and suggestions. More drafts will be completed by the next meeting.

SEQRA PROCESS – The directors reviewed a memo from Planner David Smith regarding the State Environmental Quality Review Act process for the redevelopment of the East Parcel (attached). There was a discussion about who should be the Lead Agency for review under SEQRA. Clinton Smith recommended that the LDC be Lead Agency because it can control the timeline and can devote more attention to the project. He said that both the Village Board and Planning Board will have input into the project during the review process. The next step is for the LDC to declare its intent to be Lead Agency and begin to identify the scope of the review. David Smith will be at the next LDC meeting to assist with this process.

GENERAL MOTORS SETTLEMENT MONEY – General Motors was fined \$875,000 for damage it caused to the environment while the assembly plant was in operation. These funds will be used by the New York State Department of Environmental Conservation (DEC) to finance environmental restoration projects. The DEC is currently soliciting ideas for suitable projects. Edge-on-Hudson requested that these funds be used to dredge the Pocantico River. Mr. Schroedel said that support for any projects should come from the Village Board and not the LDC. The members agreed.

RETAINER AGREEMENT FOR ENGINEER – The Board reviewed a retainer agreement for Dolph Rotfeld Engineering. Mr. Schroedel said that Mr. Rotfeld is needed to work on the site plan for the east parcel.

Motion was made by Ms. Oeste, seconded by Mr. Dawley, to approve a retainer agreement with Dolph Rotfeld Engineering subject to the approval by counsel. Motion passed 4-0-1 (Mr. Wray abstained).

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RETAINER AGREEMENT FOR AUDITOR – The Board reviewed a retainer agreement for O’Conner Davies LLP auditing firm. Mr. Schroedel said that an auditing firm is needed to complete annual audits as required by law. The Board was not prepared to make a decision. The matter was tabled.

EAST PARCEL USAGE – Mr. Giaccio updated the members on activities going on at the East Parcel. Currently the East Parcel is being used by Historic Hudson Valley for overflow parking for its Horseman’s Hollow event. The company working on the Village’s pipe re-lining project is also using the East Parcel as a staging area.

LETTER OF SUPPORT FOR THE BEACH CLUB DREDGING PROJECT – There was a discussion about the letter of support for the Philips Manor Beach Club. The Beach Club is seeking New York State approval to dredge its boat canal, and the letter will identify the East Parcel as a potential site for disposition of the dredging spoils since the LDC will need fill for any development of the East Parcel. All of the LDC directors also are members of the Beach Club, however, so Clinton Smith had been asked at the last meeting to review whether that presented any conflict of interest. Now, Mr. Smith reported that there is no conflict of interest since the letter of support does not commit the LDC to any action or necessarily result in any benefit to the Beach Club or its members. He is preparing a written memorandum on that point and some of the potential conflict of interest issues that might arise as the LDC’s consideration of taking the Beach Club’s dredging for fill goes forward, and he will circulate that among the directors.

Motion was made by Mr. Wray, seconded by Mr. Scarpati to approve the letter of support for the Philipse Manor Boat Club. Motion carried 5-0

APPROVAL OF MINUTES – There was a discussion about the August 31, 2015 minutes. Clinton Smith recommended amending the minutes to clarify that the letter of support for the Philipse Manor Boat Club dredging had been subject to counsel review of the potential conflict of interest since all of the LDC directors are also boat club members.

Motion was made by Mr. Wray, seconded by Mr. Dawley, to approve the minutes of the August 31, 2015 meeting as amended. Motion carried 4-0-1 (Mr. Scarpati abstained).

Motion was made by Mr. Scarpati, seconded by Mr. Wray, to adjourn the meeting at 9:20p.m. Motion carried.

The next LDC meeting will be on October 26, 2015 at 7:00 at Sleepy Hollow Village Hall.

Respectfully submitted,



Anthony Giaccio